

Mayor's revisions (blue)

Mayor Pro Tem Amendments (orange)

SUBSTITUTE RESOLUTION IFC #52 (CM Houston)

① WHEREAS, Resolution No. 20160818-075 created an 18-member Visitor Impact Task Force that recommended many of the features, elements, and benefits that are subject of or related to this resolution; and

② WHEREAS, other initiatives have identified important priorities outside of the downtown core that merit investment including, but not limited to, the Spirit of East Austin initiative which was created to address historic inequities and the lack of financial investment in the Eastern crescent and a path forward to reverse the impacts of generations of neglect; and ✓

③ WHEREAS, the Austin City Council passed Resolution No. 20170209-033 directing the City Manager to provide information about financial needs related to various projects and entities in the eastern downtown core west of IH-35; and ✓

④ WHEREAS, Resolution No. 20170209-033 directed the City Manager to assess a number of financial tools and possible funding options for the projects and entities in the eastern-downtown core west of IH-35; ✓ and

⑤ WHEREAS, a staff memo dated July 6, 2017, titled "Update to Financing for Downtown Projects - 'Downtown Puzzle'," laid out potential financing mechanisms and options for implementing various components considered for or related to downtown projects; and

⑥ WHEREAS, long-standing needs, including addressing homelessness, supporting the local music industry, preserving historic sites, and honoring and celebrating Latino/Hispanic and Black culture, in and around ~~eastern~~-downtown require immediate and stable funding sources to be identified-realized; and ✓

⑦ WHEREAS, all parts of the City have areas that are frequented by tourists; and ✓

⑧ WHEREAS, Resolution No. 20170831-060 asked the City Manager to provide a report to the City Council on options to include the Travis County Exposition Center as a venue funded with hotel occupancy tax revenue, or other revenue; and ✓

⑨ WHEREAS, staff presented different scenario funding options for or related to downtown projects on August 29, 2017, and Council continues to explore these and related issues; NOW, THEREFORE,

⑩ BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the City Council affirms, re-affirms and directs that the City Manager take the following actions with regard or related to certain downtown projects:

1. That the City Council wishes the City Manager to continue the staff process to expand temporally the Waller Creek Tax Increment Finance Zone (TIF) pursuant to Resolution No. 20170209-033. At the required TIF briefing or soon thereafter, the City Manager should delineate the proposed roles and responsibilities of the City of Austin, the Waller Creek Local Government Corporation, and the Waller Creek Conservancy. Further, City Council requests the City Manager to investigate and present viable options for a public improvement district or other funding mechanism for area properties to pay for the maintenance and operation of the associated chain of parks.
2. That the City Council affirms its commitment to implement Phase 3 of the Emma S. Barrientos Mexican American Cultural Center as soon after completion of the Master Plan as possible. Before December 15, 2017, the City Manager should identify available financial options such as certificates of obligation and general obligation bonds, analyze whether hotel occupancy taxes could support a MACC expansion, and recommend which sources of funding would be most appropriate given the MACC's current and future programming and mission.
3. That the City Council affirms its interest in creating dedicated funding streams to support services and housing for individuals experiencing

homelessness throughout the city. To that end, the City Manager is directed to complete the work requested in Resolution 20170831-103 identifying options for creating a dedicated funding stream for housing and services for individuals experiencing homelessness throughout the city, and to provide information to Council as soon as available but no later than December 15, 2017. Before that time, the City Manager is directed to schedule a Council briefing on the "Action Plan to End Homelessness in Austin/Travis County."

*A NEW TIF BOUNDARY OF 135 ✓*  
In conjunction with this analysis, the City Manager is directed to consider whether monies ~~secured through expanding the geographic boundaries of the Waller Creek TIF~~ *at 9:57 memo* [identified as "~~Expanded or New Downtown TIF~~" in the ~~staff memo of July 6, 2017~~] could be used to support services and housing for individuals experiencing homelessness and if other financial strategies, such as participating in the Downtown Austin Alliance funding mechanism, would also be available in addition to or more appropriate for meeting this need. *or expanding ✓ at 10:04*

4. That the City Council affirms its interest in considering an application for a Tourism Public Improvement District ~~extending through 2029 that would begin with a 1% tax increase and increase to 2% once the current Convention Center debt is defeased and~~ that would provide that at least 40% of the TPID tax directly to the City to ~~would exclusively~~ fund services and housing for individuals experiencing homelessness and other community priorities. *✓* and it should further provide for public safety and health and sanitation purposes in and around downtown which will improve and benefit the downtown hotels participating in the TPID and the City Manager is directed to report back to City Council by December 15, 2017, as to legal, practical and logistical issues related hereto.

5. That the City Council affirms its commitment to create a dedicated funding stream to address historic inequities in investment of city resources in the Eastern crescent, including Walter E. Long Metropolitan Park, the Travis County Exposition Center and the Spirit of East Austin community initiatives. To that end, the City Manager/to identify financial options, such as hotel occupancy taxes, general obligation bonds, or other financing mechanisms, for investment into these important community priorities. *is needed ✓*

- 5.6. That the City Council is directed to negotiate the acquisition of the Palm School for use as a public and civic space. The City Manager is further directed to provide Council by December 15, 2017, with an analysis of

available funding options (including certificates of obligation, hotel occupancy taxes reserved in the Historic Preservation Fund, venue funding, hotel occupancy taxes available under Section 351.101 if the Convention Center is expanded or renovated, or other sources of funds). The Manager's analysis should also describe how allowable uses would differ depending on which funding sources get used.

**BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

~~This resolution should not be viewed as a decision or an inclination at this point to expand or renovate the Convention Center. But City Council affirms its commitment that if the Convention Center is renovated or expanded, and the hotel tax can thus be increased, the City Council commits that the hotel taxes would be used, as allowed by law and as otherwise available and desirable, for projects such as those mentioned in this resolution and the following projects (without limitation) and by December 15, 2017, the City Manager should provide Council with an analysis and recommendations. Individual projects can be studied, evaluated, and returned to Council separately and should consider both a renovation and an expansion.~~

- ~~1. Creation of a downtown TIF or other funding mechanism (including concepts such as participating in the Downtown Austin Alliance funding mechanism) to provide revenue to help serve those experiencing homelessness.~~
- ~~2. A renovation or expansion of the Austin Convention Center using an increase in hotel occupancy tax (Convention Center Expansion Funding) should minimize impact to the street grid system, work to restore the street grid system to the historic Waller Grid plan where possible and prudent, activate as much as possible and prudent the street level experience, and retain or enhance ad valorem tax revenue. The Manager should explore the use of a public-private partnership, long term land leases, and construction of residential and office towers above any expanded convention space. The Manager should also explore options for design of any renovation or expansion including working with the Center for Sustainable design at the University of Texas, an RFI process inviting designs, or other process.~~

~~Potential uses of Convention Center Expansion Funding or other funding sources to be explored:~~

- a. Purchasing, renovating, or repairing other historic assets in the immediate vicinity of the Convention Center, including historic East Sixth Street, historic portions of the Red River Cultural District, East 11<sup>th</sup> Street, ✓ East 12<sup>th</sup> Street, Walter E. Long Metropolitan Park and visitor centers in a way that provides for allowable public and civic use of the space.
- b. Purchasing, renovating, or repairing other historic assets throughout the city that attract tourists and convention delegates as allowed by state law.
- c. Creation of dedicated funding streams to provide at least \$32 million for the local music industry, in accordance with Resolution 20170831-060 to allocate 15% of hotel occupancy taxes and at least \$3.2 million for historic preservation annually.
- d. Projects identified above, but also including without limitation the George Washington Carver Genealogy Center-Museum, ✓ the MexicArte Museum, and the Asian American Resource Center, or other projects that might come forward through the Spirit of East Austin process.
- e. ✓ Renovation and expansion options of all or part of the Travis County Exposition Center, and surrounding Walter E. Long Metropolitan Park area, as a convention center facility located in the City of Austin, either funded directly with Hotel Occupancy Tax, or funded through establishment of a venue, or other funding source as allowed by state law.

*Partnership w/  
Travis Co. in  
renovations  
& expansion  
@ 10:13*

**BE IT FURTHER RESOLVED:**

If the City Council votes to A renovation or expanding the Austin Convention Center, the design using an increase in hotel occupancy tax (Convention Center Expansion Funding) should minimize impact to the street system, work to restore the street grid system to the historic Waller Grid plan where possible and prudent, activate as much as possible and prudent the street level experience, and retain or enhance ad valorem tax revenue. The Manager should explore innovative design options and collaborations, such as the use of a public-private partnership, long-term land leases, and construction of residential and office towers above any expanded convention space. The Manager should also explore options for design of any renovation or expansion

including working with the Center for Sustainable Development-design at the University of Texas, an RFI process inviting designs, or other process.

**BE IT FURTHER RESOLVED:**

The City Manager shall consider and respond, as part of the analysis, legal, practical or other questions submitted from Council Members.

**BE IT FURTHER RESOLVED:**

The City Manager shall address in her analysis the following and shall provide updates to Council as appropriate:

- a. Options for policies related to any TPID agreements, TIF mechanisms, uses of hotel occupancy taxes, ~~Convention Center Expansion-Fund~~, and RFIs related to the public- private partnership through which the Convention Center ~~may~~ could be expanded or renovated.
- b. Policies and options for distributing or awarding revenue for homeless services, transitional or permanent supportive housing, support for the local music industry, and historic preservation.

ADOPTED: \_\_\_\_\_, 2017 ATTEST:

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Jannette S. Goodall  
City Clerk.